



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WINCHELSEA LN, LINCOLN

OWNERSHIP

Owner 1:	MCCANN PETER M
Owner 2:	MCCANN ELLEN MORRIS
Owner 3:	
Street 1:	7 WINCHELSEA LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.191 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1995, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		46450		SQUARE FE	PRIME SITE		0	10.	1.506	R5									699,350						699,400	
101	ONE FAM		0.1242		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									3,726						3,700	right of way

Total AC/HA:	1.19055	Total SF/SM:	51860.36	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	703,076	Spl Credit	Total:	703,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	623,400		1.191	703,100	1,326,500	incl 1/6 of right of way	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 355.93						/Parcel: 355.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	590,900	0	1.191	700,300	1,291,200	1,291,200	Create Final value 2019	6/4/2019
2018	101	FV	590,900	0	1.191	700,300	1,291,200	1,291,200	Year End Roll	9/28/2017
2017	101	FV	580,600	0	1.191	700,300	1,280,900	1,280,900	Year End Roll	9/29/2016
2016	101	FV	564,200	0	1.191	654,800	1,219,000	1,219,000	Year End Roll	1/14/2016
2015	101	FV	549,000	0	1.191	606,500	1,155,500	1,155,500	Year End	10/2/2014
2014	101	FV	508,600	0	1.191	598,100	1,106,700	1,106,700	Year End Roll	1/23/2014
2013	101	FV	498,400	0	1.191	580,700	1,079,100	1,079,100	Year End Roll	10/25/2012
2012	101	FV	629,300	0	1.191	475,800	1,105,100	1,105,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PINE LOCH REALT	24650-250		6/27/1994		340000	Yes	No			CARRIGE HSE RMVD 694
WINCHELL GORDON	19571-442		12/30/1988	OTHER		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/16/1995	714-95	NEW HOME	400,000	C	7/16/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
7/16/1997	MEAS/EXT INS	600	
7/16/1997	MEAS/EXT INS	600	
1/24/1996	MEAS+INSPCTD	606	
9/7/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	101 7 7
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	15:59:12

LAST REV

Date	Time
05/07/12	11:48:33

apro 86

